M

Secta. II-27—100,000—23-5-48.

Dev (1948) Department.

Ms SERIES.

G.O. No. 5707

Dated 18 11 48

[Despatch Abstract.]

HOUSING - Rural Housing Scheme - Recommendations of the Provincial Housing Committee and Registrar's proposal - Orders - Passed.

1

GOVERNMENT OF MDRAS

ABSTRACT.

HOUSING - Rural Housing Scheme - Recommendations of the Provincial Housing Committee and Registrar's proposal - orders Passed.

- -

DEVELOPMENT DEPARTMENT.

G.O.Ms.No.5707 Dated 18-11-1948.
Read the following:-

Letter from the Registrar of Co-operative Socities, Rc.17240/48 Z.2, dated 14-4-1948.

*****

O R D E R :

In its recommendation Nos:132 to 134 the Provincial Housing Committee has made certain suggestions regarding rural housing. In his letter cited, the Registrar of Co-operative Societies has submitted an alternative scheme of rural housing. The Government have examined both the schemes and consider that neither of them can be adopted as both the schemes involve huge additional expenditure to Government.

It is considered that with total prohibition people should have more money in their hands which they can utilise in part at least for construction of houses if a scheme is devised by which they are ~~enabled to~~ enabled to construct cheap houses at a cost of Rs. 500/- to Rs. 1000/- The Registrar of Co-operative Societies is accordingly requested to draw up a cooperative plan broadly based on the lines indicated in the annexed note and submit it to Government, within 3 months. A small advisory Committee may be constituted to assist the Registrar in formulating such a plan.

(By order of His Excellency the Governor)

Sd/ Secretary to Government
18- 11- 48.

To
The Registrar of Co-operative Societies.

/True copy/

Superintendent,
Madras Record Office.

NG.28.

A N N E X U R E .

(1) it is no use putting up schemes for a few hundred houses and asking Government for immensive sums of money as a loan.

(2) It is necessary that the problem is tackled in such a way that thousands of houses spring up everywhere in the country side as quickly as possible and with the least possible outlay.

(3) The principle of "Self-help is the best help" should be followed. It is a matter for deep regret, ~~XXXX XXX~~ but it is none the less a fact, that in India people are prone to blame Government for all their troubles, but when Government are anxious to do their best, the people evince little desire to contribute money and even less anxiety to contribute any sustained physical effort to bring amelioration shhemes into fruition.

(4) It is necessary to induce people to build their own houses and not go to expensive Contractors who swallow such a large bit of the cost. Public Works Department estimates are no good. They are too expensive by far for rural housi

(5) The houses can be on planned lines but should be simple in structures.

(6) Mud and thatch properly employed can be used. Those who can afford it can of course use bricks, tiles and cement. Iron and steel should be eliminated as far as possible.

(7) Government help can extend to acquire and place land at the disposal of the people. Government may also provide such essential requirements difficult to secure as a door and one or two windows with fittings and the main beams of the ~~buses~~ house.

(8) The cost of land and fittings mentioned in (7) above will be treated as a loan which will be ~~repaid~~ repaid in say 5 to 15 years at cheap interest.

(9) Government should also make such materials as palmyrah leaves and rafters, suitable mud, thatching grass etc., easily available to agriculturists at cost price.

(10) The fitting mentioned in (7) above should be manufactured in mass by Government or on behalf of Government on standardised types and supplied as cheaply as possible . For this purpose, District Cooperative Industrial Units may beconsidered.

(11) As much technical help as possible should be given by way of advice by the P.W.Engineering Section as well as by Minor Irrigation Overseers and Supervisors.

(12) Wherever possible, modern methods of construction of cheap houses, such as using air compressed mud (which is said to be stronger than brick and mortar) should be utilised. It is understood that Simpson's trust is contemplating such use in its proposed colony. Simpson's should be contacted for advice in this direction as in also other ways of modernising village houses.

P.T.O.

(13) The people must undertake to build their houses themselves with the above help. No one who refuses to undertake the physical labour and trouble involved will get any help at all.

****